

Bidding Set to Close on 3 BR/1 BA Home w/Outbuildings on 2.7± Acres in Orange County, VA Announces Nicholls Auction Mktg

Ranch Style Home w/Acreage & Numerous Outbuildings Ideal for Home Based Business in Orange County, VA Set for Auction Announces Nicholl Auction Marketing Group

FREDERICKSBURG, VA, UNITED STATES, August 10, 2026 /EINPresswire.com/ -- Nicholls Auction Marketing Group, Inc., (www.nichollsauction.com) announces the closing of bidding on a [3 BR/1 BA ranch style home w/partially finished walk-out basement](#) on [2.7 +/- acres, full handicap-adaptable bathroom, extensive garages](#), workshops and storage and centrally located fronting Rt. 20 in Orange County, VA on Wednesday, August 12 according to John Nicholls, president of the company.

"To settle an estate, we have been contracted to market and sell this ranch style home w/acreage and central location – a great opportunity for a home-based business, hobbyist or collector," said Nicholls. Be here to participate live onsite or live online and bid your price."

"The property boasts a location fronting Rt. 20 and is convenient to schools, Orange, Culpeper, Charlottesville, Lake Anna and Fredericksburg, VA," said Tony Wilson, auction marketing coordinator.



23035 Constitution Highway, Unionville, VA 22567
(Orange County)

The auction's date, address and highlights follow below noted Wilson.

- Wednesday, August 12 @ 11:00 AM EDT
- 23035 Constitution Highway, Unionville, VA 22567 (Orange County)
- 3 BR/1 BA ranch-style home w/partially finished walk-out basement on 2.7 +/- acres in Orange County, VA
- This home measures 1,920 +/- gross sf. (1,680 +/- finished sf. & 240 +/- unfinished sf.) and features 3 bedrooms and 1 handicap-adaptable bathroom w/low-threshold shower & wide doorway on the main level. It also includes an eat-in kitchen (all appliances convey), living room, and partially finished walk-out basement.



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- Covered front & side porch; rear deck
- Flooring: hardwood on main level; vinyl in kitchen, bathroom & basement; no carpet
- Heating: new oil furnace (2025); Cooling: Central AC; leased EverGRO propane tank (\$40/year)

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Nicholls Auction Marketing Group announces the closing of bidding on a 3 BR/1 BA Home w/Detached Office, Shop, Garage & Storage Buildings on 2.7 +/- Acres in Orange County, VA.”

John Nicholls

- Drilled well & gravity-flow septic system (new drain field in 2009); 2nd operational non-potable well that serves workshop & outbuildings; electric water heater (new in 2025)
- Detached 12'x24' office building; 4 bay carport; 30'x20' three-bay equipment shed; 30'x36' workshop w/20'x36' concrete floor & separate electric meter; 8'x10' storage shed (all measurements are approximate & buildings vary in condition).
- Other Features: new oil furnace & tank (2025); chimney

relined and re-grouted (2024); new electric water heater (2025); drain field replaced (2009); Roof (approx. 2012); covered side porch (2016); electrical panel (2015); 200-amp service (2018); dryer vents & ductwork cleaned (2024); JES waterproofing w/sump pump & humidifier

- Electricity: Dominion Energy; Internet: Comcast & Firefly Fiber available

For more information, call Tony Wilson (540-748-1359) or visit www.NichollsAuction.com.

Nicholls Auction Marketing Group, Inc., with over 57 years of auction superiority and over 200 years of combined experience, has been synonymous with excellence and successfully marketing and selling thousands of properties.

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About Nicholls Auction Marketing Group, Inc.

Nicholls Auction Marketing Group, Inc., is a professional accelerated marketing firm specializing in the promotion and sale of real estate via the auction method of marketing. Headquartered in Fredericksburg, VA, NAMG has been serving the needs of the Mid-Atlantic region since 1968. The Nicholls team comprises world and state champion auctioneers, an award winning marketing staff, and sales percentages unmatched in the industry. For more information about Nicholls Auction Marketing Group, Inc., visit www.nichollsauction.com or call 540-898-0971.

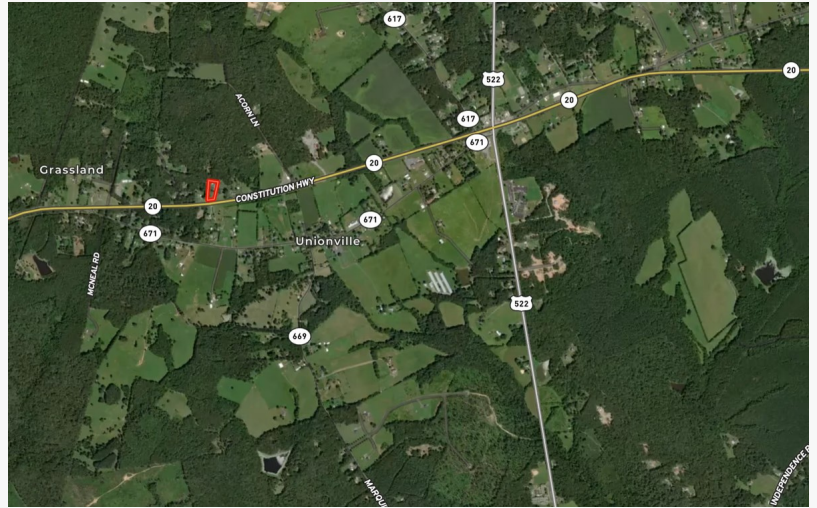
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